

Appendix 2A

關 乎 申 請 編 號 A/K22/13 的 擬 議 用 途 / 發 展 的 概 括 發 展 規 範

Broad Development Parameters of the Applied Use/Development in respect of Application No. A/K22/13

因 應 於 2012 年 1 月 5 日 及 2012 年 1 月 9 日 接 獲 的 進 一 步 資 料 而 修 訂 的 概 括 發 展 規 範

Revised broad development parameters in view of
the further information received on 5.1.2012 & 9.1.2012

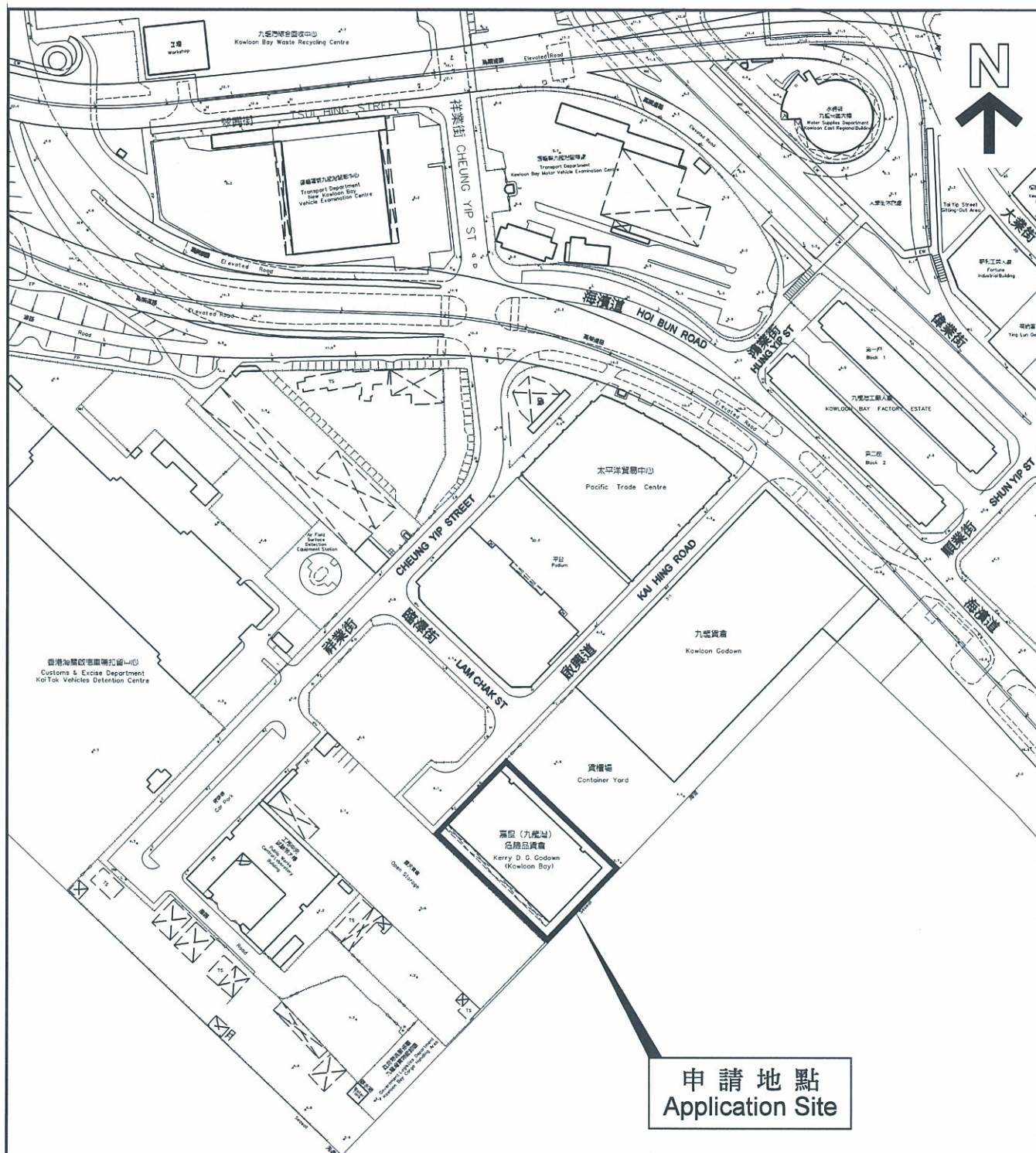
(a) 申請編號 Application no.	A/K22/13		
(b) 位置／地址 Location/Address	九龍九龍灣啓興道 7 號(新九龍內地段 5813 號) 7, Kai Hing Road, Kowloon Bay, Kowloon [New Kowloon Inland Lot (NKIL) 5813]		
(c) 地盤面積 Site area	約 About 4,293.00 平方米 m ²		
(d) 圖則 Plan	啓德分區計劃大綱草圖編號 S/K22/3 Draft Kai Tak Outline Zoning Plan No. S/K22/3		
(e) 地帶 Zoning	「商業(2)」 "Commercial (2)"		
(f) 申請用途／發展 Applied Use/ Development	擬議分層樓宇及略為放寬地積比率限制 Proposed Flat and Minor Relaxation of Plot Ratio Restriction		
(g) 總樓面面積 及／或地積比率 Total floor area and/or plot ratio		平方米 m ²	地積比率 Plot ratio
	住用 Domestic	約 About 21,465.00	5.0
	住客會所 Residents' Club House	約 About 500.00	0.12
	非住用 Non-domestic	-	-
(h) 幢數 No. of block	住用 Domestic	3	
	非住用 Non-domestic	-	
	綜合用途 Composite	-	
(i) 建築物高度／ 層數 Building height/ No. of storeys	住用 Domestic	- 米 m	
	不超過 not exceeding	100 米(主水平基準以上)mPD	
	包括 including	31 層 storey(s)	
		2 地庫停車場 Basement Carpark	
		1 空中花園／隔火層 Sky Garden/Fire refuge floor	
	非住用 Non-domestic	- 米 m	
		- 米(主水平基準以上)mPD	
		- 層 storey(s)	
	綜合用途 Composite	- 米 m	
		- 米(主水平基準以上)mPD	
		- 層 storey(s)	
(j) 上蓋面積 Site coverage	-		
(k) 單位數目 No. of units	不多於 Not more than 216 住宅單位 Flats		
(l) 休憩用地 Open Space	- 私人 Private	585.00 平方米 m ²	
	- 公眾 Public	1,050.00 平方米 m ²	
(m) 停車位及上落	- 私 家 車 車 位 Private Car Parking Spaces		137

客貨車位數目 No. of parking spaces and loading/ unloading spaces	- 電單車車位 Motorcycle Parking Spaces	14
	- 上落客貨車位 Loading/Unloading Spaces	3

* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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A/K22/13



觀塘避風塘
KWUN TONG TYPHOON SHELTER

申請編號 Application No. : A/K22/13

備註 Remarks

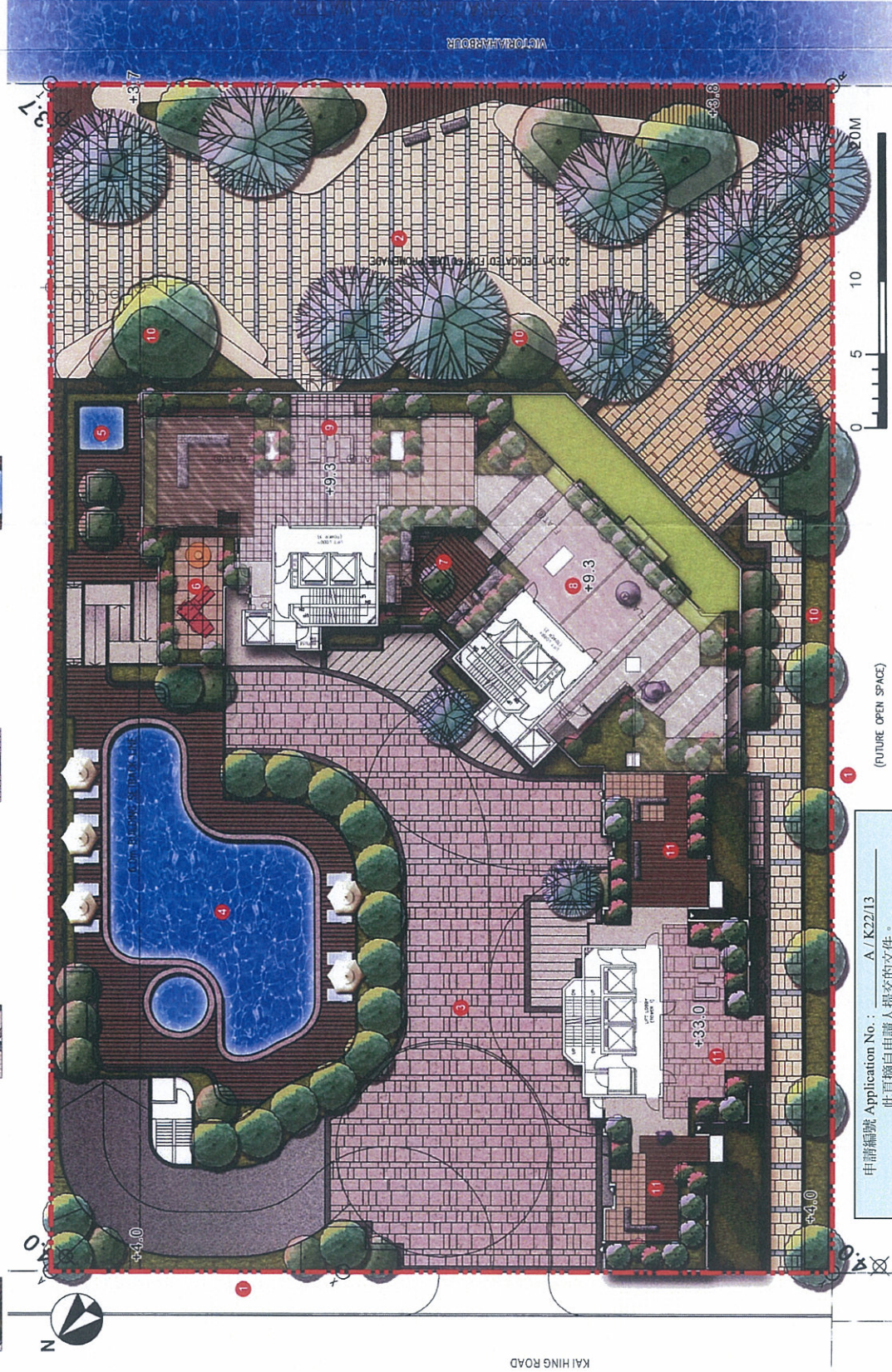
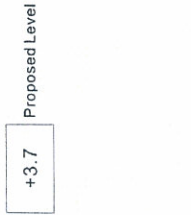
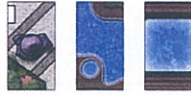
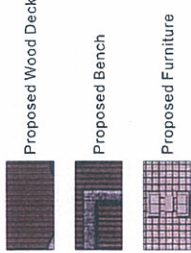
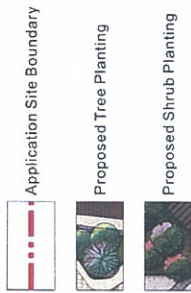
申請人就收到的部門或公眾意見作出回應，並提交有關的補充資料，包括一份經修訂的綠化覆蓋率/園境總綱圖、一份經修訂的交通影響評估、一張後移界線圖、一套污水流量計算、一份經修訂的交通噪音評估及一份經修訂的空氣流通評估。

The applicant provided responses to departmental/public comments and supplementary information on a revised greening coverage/landscape master plan, a revised traffic impact assessment (TIA), a setback area demarcation plan, a set of sewage flow calculation, a revised traffic noise assessment and a revised air ventilation assessment (AVA).

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LEGEND

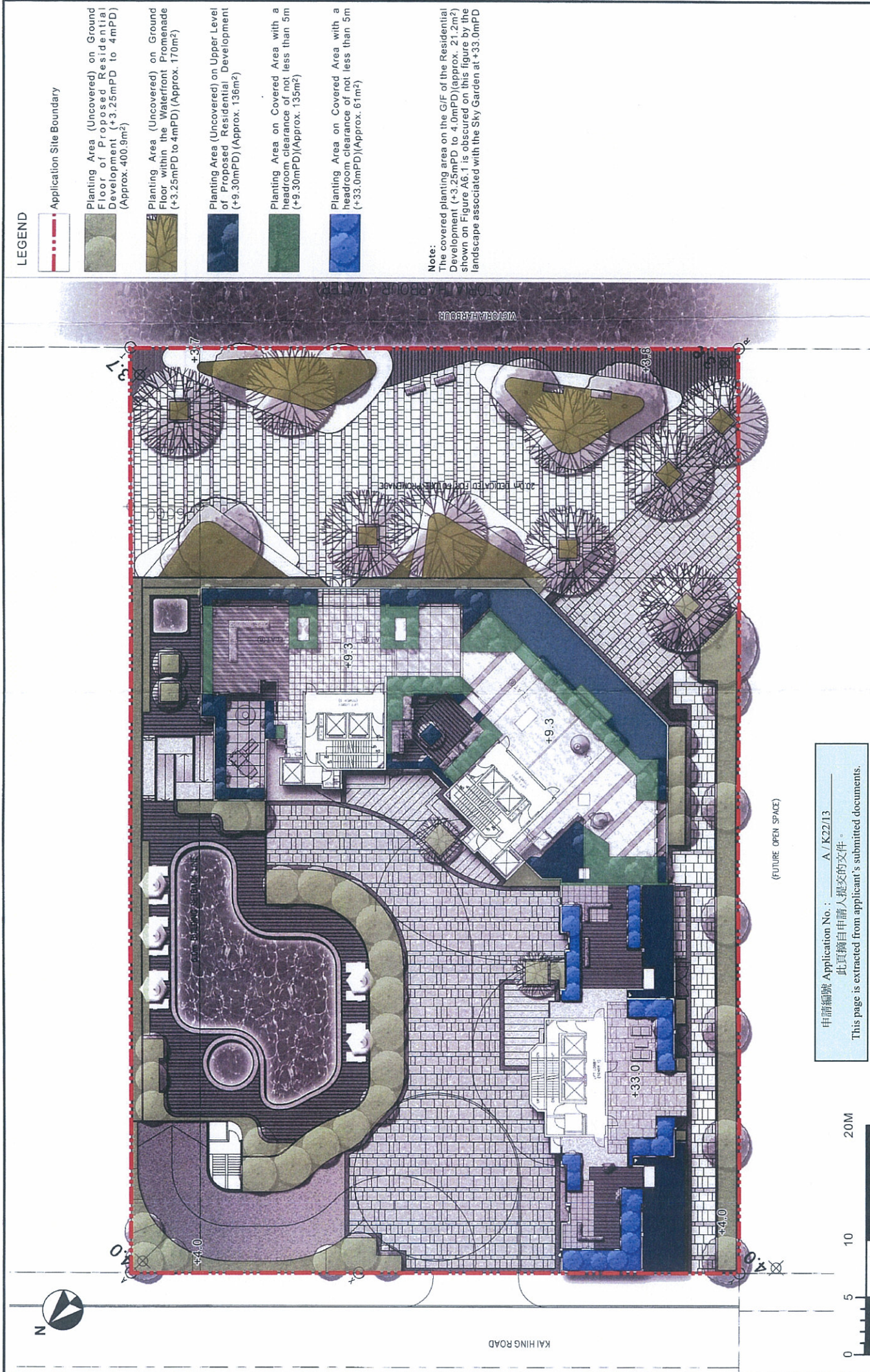


申請編號 Application No. : A / K22/13
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 This page is extracted from applicant's submitted documents.

Landscape Components

- Streetscape Design** – Decorative paving and the planting of street trees where the traffic engineering considerations allow. The soil for the planting of these trees will be part of a continuous planting trench, designed to maximise the volume of growing medium available to the trees.
- Waterfront Promenade** – Designed to integrate with the streetscape enhancement at the periphery of the Site while fulfilling the requirements for public access and landscape and visual mitigation perspective. The Waterfront Promenade would adopt a distinctive landscape character with dynamic paving pattern and will incorporate seating shaded by tree and shrub planting.
- Landscape Central Courtyard** – A contemporary space enclosed and intimate in character which is both welcoming to residents and visitors but also forms legible space. Space is shielded from the surrounding urban landscape by the planting of trees and shrubs. Distinctive and directional paving is used to identify the points of access to the lift lobbies at the base of all three towers.
- Swimming Pool Deck** – The Clubhouse and its recreational landscape will form the social focus of the proposed development and is designed to emulate an exclusive health spa type development. The swimming pool will adopt an organic shape with a circular children's pool to the north, is surrounded by decking and enclosed by planting to provide shelter.
- Jacuzzi Terrace** – This area located in the eastern corner of level 9.3mPD incorporates a Jacuzzi with views of the Harbour and enclosed by tree and shrub planting to create an intimate space with an open prospect.
- Children's Play Area** – Small landscape space containing play equipment and safety mauling in accordance with the latest safety standards.
- Horizon Terrace** – Garden designed for family orientated activities.
- Contemplative Garden** – This space forms a shaded area located between Towers 2 and 3 and is designed to provide for personnel quietude. The area divided into series of small outdoor rooms designed to encourage social interaction or provide a space for private contemplation.
- Sculpture Garden** – The design of the Sculpture Garden, located to the south of level +9.3mPD is based around a courtyard space enclosed by tree and shrub planting and punctuated by a series of small spaces containing sculptural features and landscape art. The garden enjoys open, elevated views south and east towards Victoria Harbour.
- Edge Treatment** – The proposals for reducing the visual prominence and softening the form of the proposed architectural scheme includes a series of planters around the periphery of the site. This will use a combination of tree and shrub planting together with trailing and climbing plants. As planting matures it will visually coalesce to create a green wall effect.
- The Sky Garden** – The Sky Garden is located on the refuge floor (8/F) of Tower 1. The landscape is designed to maximize the area of visible greenery and soften the architectural form of the proposed structure. This space provides a more private location for the future residents whilst also enjoying extensive views of the Harbour. This garden in addition to the other landscape components will provide a range of spaces where residents can either engage in private quietude or socially interact with the other residents.

SCALE	As Shown	DATE	DEC 2011
CHECKED	CJF	DRAWN	EIK
FIGURE NO.		REV	A



LEGEND

- Application Site Boundary
- Planting Area (Uncovered) on Ground Floor of Proposed Residential Development (+3.25mPD to 4mPD) (Approx. 400.9m²)
- Planting Area (Uncovered) on Ground Floor within the Waterfront Promenade (+3.25mPD to 4mPD) (Approx. 170m²)
- Planting Area (Uncovered) on Upper Level of Proposed Residential Development (+9.30mPD) (Approx. 136m²)
- Planting Area on Covered Area with a headroom clearance of not less than 5m (+9.30mPD) (Approx. 135m²)
- Planting Area on Covered Area with a headroom clearance of not less than 5m (+33.0mPD) (Approx. 61m²)

Note:
The covered planting area on the GIF of the Residential Development (+3.25mPD to 4.0mPD) (approx. 21.2m²) shown on Figure A6.1 is obscured on this figure by the landscape associated with the Sky Garden at +33.0mPD

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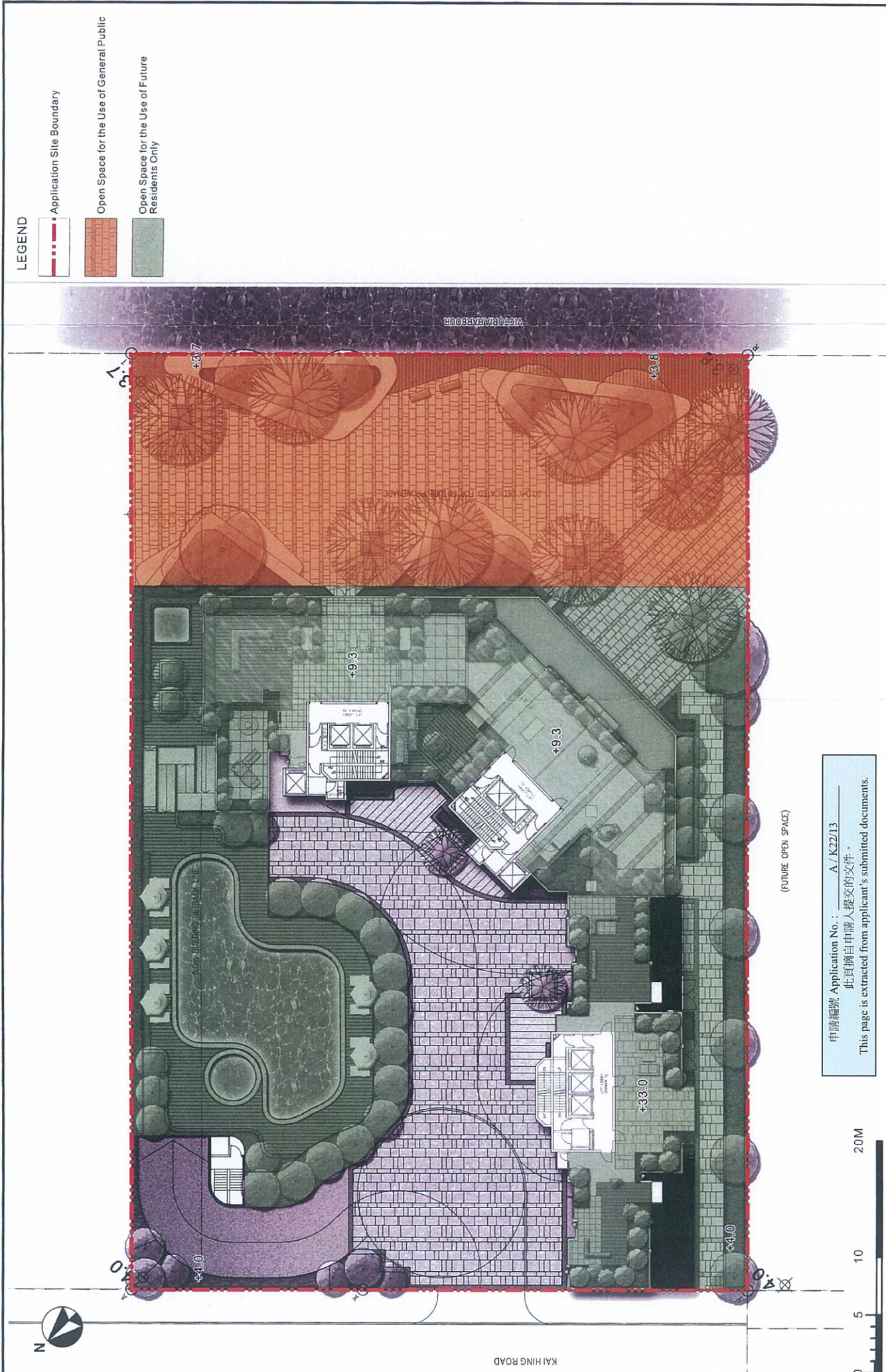
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Proposed Residential Development at Kerry DG Warehouse (Kowloon Bay) 7 Kai Hing Road, Kwun Tong

Green Coverage - Combined Plan

SCALE	As Shown	DATE	DEC 2011
CHECKED	CJF	DRAWN	EIK
FIGURE NO		Figure A6.0	REV
			A

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申請編號 Application No. : A/K22/13

與申請地點／處所有關的先前申請
Previous Applications Covering the Application Site/Premises

申請編號 Application No.	擬議修訂 Proposed Amendment(s)	城市規劃委員會的決定(日期) Decision of Town Planning Board (Date)
A/K22/2	擬議碼頭(登岸梯級) Proposed Pier (Landing Steps)	在有條件下批給許可 Approved with Conditions (7.3.2008)

有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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申請編號 Application No. : A/K22/13

申請人提交的圖則、繪圖及報告書
Plans, Drawings and Reports Submitted by Applicant

	中文 <u>Chinese</u>	英文 <u>English</u>
圖則及繪圖 Plans and Drawings		
總綱發展藍圖／布局設計圖 Master layout plan(s)/Layout plan(s)	☐	☐
樓宇位置圖 Block plan(s)	☐	☐
樓宇平面圖 Floor plan(s)	☐	☐
截視圖 Sectional plan(s)	☐	☐
立視圖 Elevation(s)	☐	☐
顯示擬議發展的合成照片 Photomontage(s) showing the proposed development	☐	☐
園境設計總圖／園境設計圖 Master landscape plan(s)/Landscape plan(s)	☐	☒
其他（請註明）Others (please specify)	☐	☒
後移界線圖 Setback demarcation plan		
報告書 Reports		
規劃研究 Planning studies	☐	☐
環境影響評估（噪音、空氣及／或水的污染）	☐	☐
Environmental impact assessment (noise, air and/or water pollutions)		
就車輛的交通影響評估 Traffic impact assessment (on vehicles)	☐	☒
就行人的交通影響評估 Traffic impact assessment (on pedestrians)	☐	☐
視覺影響評估 Visual impact assessment	☐	☐
景觀影響評估 Landscape impact assessment	☐	☐
樹木調查 Tree Survey	☐	☐
土力影響評估 Geotechnical impact assessment	☐	☐
排水影響評估 Drainage impact assessment	☐	☐
排污影響評估 Sewerage impact assessment	☐	☐
風險評估 Risk Assessment	☐	☐
其他（請註明）Others (please specify)	☐	☒
經修訂的空氣流通評估 Revised air ventilation assessment		
污水流量計算 Sewage flow calculation		
經修訂的交通噪音評估 Revised traffic noise assessment		

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Content Search > [Search Results](#) > [Application for Planning Permission](#) > [A/K22/13](#) > Decision Date
(DD/MM/YYYY): 30/03/2012

**Detailed Information****463rd MPC MEETING ON 30.3.2012**

After further deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board (TPB). The permission should be valid until 30.3.2016, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following conditions :

- (a) the design and provision of the public waterfront promenade to the satisfaction of the Director of Leisure and Cultural Services or of the TPB;
- (b) the surrender of the public waterfront promenade, as proposed by the applicant, to the Government upon request, and before being called for surrender, the waterfront promenade should be managed and maintained by the applicant and open all the time without any restriction for public enjoyment;
- (c) the submission and implementation of a landscape master plan including green coverage plan to the satisfaction of the Director of Planning or of the TPB;
- (d) the construction works at the application site should not exceed 40mPD before the decommissioning of the existing radar operation in the South Apron of Kai Tak;
- (e) no pre-sell/sell of the proposed development and population intake, as proposed by the applicant, should be allowed before the relocation of the chlorine trans-shipment dock;
- (f) no pre-sell/sell of the proposed development and population intake, as proposed by the applicant, should be allowed before the submission of odour impact assessment as well as the submission and implementation of noise mitigation measures/proposals to the satisfaction of the Director of Environmental Protection or of the TPB; and
- (g) the provision of fire service installations and water supplies for firefighting to the satisfaction of the Director of Fire Services or of the TPB.